



TECH27

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PROJECT HIGHLIGHTS

PHASE I : 165,799 SF (3 STORY)

- 55,000 SF Floor plate
- Unique Efficient Design
- Available for occupancy Spring 2017

Lease rate: \$22.00 /SF full service

Generous tenant Improvement allowance

- Close proximity to extensive labor force without the level of competition that exists in other suburban sub-markets
- Excellent freeway exposure with over 103,710 vehicles per day
- Central to two I-215 interchanges
- Great mountain views
- Excellent location central to businesses, retail and restaurants
- Excellent parking over 5.5/1000
- With both Covered & Surface parking (26.4% covered)
- Abundant fiber from Abundant fiber from

INTEGRA



CENTURY LINK



VERACITY NETWORKS



- Approximately 4 minutes from TRAX Station with bus service to site every 30 minutes
- Bus Rapid Transit (Specialized Buses) under final environmental and design reviews - New to Utah
- Sometimes described as a surface subway, BRT aims to combine the capacity and speed of light rail or metro with the flexibility, lower cost and simplicity of a bus system.
- New Bus Rapid Transit stop on 2700 West with service to the Valley Fair mall and Intermountain Medical Center Trax stations.

*see attached aerial

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